

LAS LOMAS DE RIO REAL, MARBELLA EAST



bedrooms **3** bathrooms **2** built m² **137** terrace m² **174**

FULLY RENOVATED DUPLEX PENTHOUSE IN RIO REAL, MARBELLA EAST

This stunning duplex penthouse has been completely reformed and is ready to move into, offering a perfect combination of modern luxury and Mediterranean comfort. Perfect for golf enthusiasts, families looking for a luxury second home by the sea, or anyone seeking an effortless lock-and-leave holiday escape, this penthouse is the ideal choice.

community **183 €**
month

garbage **92 €**
year

IBI **921 €**
year

for sale **830.000 €**

Las Lomas de Rio Real, Marbella East

Fully Renovated Duplex Penthouse in Rio Real, Marbella East

With a spacious 138 m² of interior living space and an impressive 175 m² of terraces, including a 120 m² main terrace with breathtaking sea views, this property provides ample space for both relaxation and entertaining. The penthouse features 3 spacious bedrooms, two bathrooms, and a large living room with a cozy fireplace. The open-plan kitchen with a dining area and a storage room creates a welcoming atmosphere, while three terraces ensure plenty of outdoor space to enjoy the Costa del Sol climate.

Additional highlights include 2 underground parking spaces, brand-new large windows, air conditioning (hot and cold), and underfloor heating in the bathrooms. Located on the second floor with elevator access, the apartment is move-in ready. The community offers excellent facilities, including two swimming pools — a large pool and a children's pool. Rio Real is renowned for its tranquility and security, while being just minutes from Marbella's finest sandy beaches (Los Monteros, Río Real), restaurants, bars, and shops.

Rio Real Golf Marbella is only 700 meters away, and La Cañada Shopping Center can be reached in under 10 minutes by car. This penthouse truly represents the best of Marbella living — combining luxury, comfort, and an exceptional location in one of the most desirable areas of the Costa del Sol.

Reference	145433	Beds	3	Built m ²	137
Type	Duplex Penthouse	Baths	2	Interior m ²	---
Location	Las Lomas de Rio Real, Marbella East	En-suite Baths	---	Terrace m ²	174
		Guest Toilets	---	Plot m ²	---
		Pax	---		
Pool	Communal	Community	183 € / month	Levels	--- --- West
Garden	---	Garbage	92 € / year	Floor	In Progress
Garage	Private	IBI	921 € / year --	Orientation	
Parking slots	2	Construct Year	- ---	EPC	
		Renovation year			

For sale
830.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.







